



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Tuesday, February 20, 2024
7:00 PM

- I. CALL TO ORDER** – Mayor Bob Nation

- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation

- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation

- IV. ROLL CALL** – City Clerk Vickie McGownd

- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. Special City Council Meeting Minutes** – January 29, 2024
 - B. Executive Session Minutes** – January 29, 2024
 - C. Executive Session Minutes** – February 5, 2024
 - D. City Council Meeting Minutes** – February 5, 2024

- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, February 22, 2024 – Planning & Public Works (5:30pm)**
 - B. Monday, February 27, 2024 – Finance & Administration (5:30pm)**
 - C. Monday, March 4, 2024 – City Council (7:00pm)**

- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

- VIII. APPOINTMENTS** – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Merrell Hansen, Ward IV

1. **Proposed Bill No. 3493 - Yield Control – Big Timber and Mill Spring:** An ordinance amending Title III, Schedule VI of the Chesterfield Municipal Code by adding yield signs on Mill Spring at Big Timber Lane. **(First Reading) Planning and Public Works Committee recommends approval.**
2. **Proposed Bill No. 3494 - Traffic Generation Assessment (TGA) Trust Fund Rate Schedule:** An ordinance amending the traffic generation assessment (“TGA”) Trust Fund Rate Schedule of the City of Chesterfield, Missouri. **(First Reading) Planning and Public Works Committee recommends approval.**
3. **Next Meeting – Thursday, February 22, 2024 (5:30pm)**

B. Finance and Administration Committee – Chairperson Michael Moore, Ward III

1. **Next Meeting – Tuesday, February 27, 2024 (5:30pm)**

C. Parks, Recreation and Arts Committee – Chairperson Mary Monachella, Ward I

1. **CVAC Naming Rights Discussion – Information only** – The Parks, Recreation and Arts Committee discussed the CVAC naming rights proposal and elected to abandon the conversation, leaving Council’s prior rejection of the proposal intact. **No action is required by Council at this time.**
2. **Aquatic Center Feasibility Study** - The Parks, Recreation and Arts Committee discussed the feasibility study and recommendations as completed by Waters Edge Aquatic Design. The PR&A Committee unanimously voted to recommend that staff be directed to proceed with development of a strategy to pursue replacement of the aquatic center, including design services and financing. The design component shall incorporate opportunities for public input as to the inclusion of facilities and components. **(Voice Vote required) Parks, Recreation and Arts Committee recommends approval.**
3. **Park Land Acquisition** – The Parks, Recreation and Arts Committee unanimously recommended acceptance of a 15-acre land donation immediately adjacent and west of Railroad Park in Chesterfield Valley

and to authorize a budget adjustment of \$5,000 from the parks fund – fund reserve to fund an appraisal contracted by the current owner. The owner has offered to donate the property to the City if the City funds the cost of an appraisal. The property is covered by a conservation easement and was used as a wetland mitigation area for prior development. The use of the property is significantly restricted. **(Roll Call Vote required) Parks, Recreation and Arts Committee recommends approval.**

4. **Railroad Park – Information Only** - The Parks, Recreation and Arts Committee discussed the current use and logistical constraints for expansion of the use of Railroad Park, and the 2019 staff analysis of same. The Committee directed that Staff update the 2019 report based on current information and the inclusion of the additional 15 acre land acquisition. **No action required by Council at this time.**

5. Next Meeting – not yet scheduled

D. Public Health and Safety Committee – Chairperson Mary Ann Mastorakos, Ward II

1. **Proposed Bill No. 3481 - Firearms Regulations** – An Ordinance of the City of Chesterfield amending sections 210.900 and 220.150 of the City municipal code related to firearms regulations. First Read on 11/20/2023 **(Second Reading) Public Health & Safety Committee recommends approval.**

2. Next Meeting – not yet scheduled

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- A. **Bid Recommendation – 2024 Concrete Slab Replacement Area A:** Recommendation to accept the low bid submitted by M and H Concrete Contractors LLC and to authorize the City Administrator to enter into an agreement with M and H Concrete Contractors LLC for the 2024 Concrete Slab Replacement Area A, in an amount not to exceed \$2,000,000. This amount includes a contingency to allow for any unforeseen conditions and/or additional work as may be necessary to complete this project. This project is budgeted within Account 120-079-5490 of the Capital Projects Fund. **(Roll Call Vote) Department of Public Works recommends approval.**
- B. **Bid Recommendation - 2024 Concrete Slab Replacement Area B:** Recommendation to accept the low bid submitted by Amcon Municipal Concrete LLC and to authorize the City Administrator to enter into an agreement with Amcon Municipal Concrete LLC for the 2024 Concrete Slab Replacement Area B, in an amount not to exceed \$1,800,000. This amount

includes the low bid and an extra \$346,000 to allow for additional slab replacement work within budget. This project is budgeted within Account 120-079-5490 of the Capital Projects Fund. **(Roll Call Vote) Department of Public Works recommends approval.**

C. Bid Recommendation – Public Works Facility Mezzanine: Recommendation to accept the low bid submitted by Aspire Construction Services LLC and to authorize the City Administrator to enter into an agreement with Aspire Construction Services LLC, in an amount not to exceed \$436,000. This includes the low bid (\$396,000) and a ten percent contingency to account for changed orders with may become necessary. If approved, the City Staff will initiate an intra-fund budget transfer in the Capital Projects Fund to accommodate overage. Specifically, \$156,000 will be transferred from Account 120-079-5490 to Account 120-079-5470. No additional funding is required, and the overall allocation in the Capital Projects Fund will remain unchanged. **(Roll Call Vote) Department of Public Works recommends approval.**

D. Bid Recommendation – 2024 Sidewalk Replacement Project A:

1. Recommendation to accept the low bid submitted by Lift-Rite for sidewalk leveling and to authorize the City Administrator to enter into an agreement with Lift-Rite, in an amount not to exceed \$100,000. This project is budgeted within Account 120-079-5497 Capital Projects Fund.
2. Recommendation to accept the low bid submitted by Amcon Municipal Concrete for sidewalk replacement and to authorize the City Administrator to enter into an agreement with Amcon Municipal Concrete, in an amount not to exceed \$200,000. The project is budgeted within Account 120-079-5497 Capital Projects Fund.

E. Bid Recommendation – Street Tree Inventory: Recommendation to accept the low bid submitted by Davey Resource Group and to authorize the City Administrator to enter into an agreement with Davey Resource Group for a Street Tree Inventory, in an amount not to exceed \$75,000. This includes the low bid amount (\$70,000) plus a small contingency should additional work become necessary. If approved, Davey Resource Group will commence work this summer and the Street Tree Inventory should be completed prior to the end of 2024. The 2024 budget contains \$75,000 in ARPA funding within Account 137-079-5215.

XI. OTHER LEGISLATION

A. Bill No. 3489 – An Ordinance authorizing the City of Chesterfield, Missouri to initiate condemnation proceedings to terminate a lease; and authorizing certain city officials and officers to execute all instruments necessary to carry out the intent of this Ordinance.
(Second Reading)

- B. Bill No. 3490** – An Ordinance authorizing the City of Chesterfield, Missouri to initiate condemnation proceedings to acquire property; and authorizing certain city officials and officers to execute all instruments necessary to carry out the intent of this Ordinance. **(Second Reading)**
- C. Bill No. 3491** – An Ordinance authorizing the City of Chesterfield, Missouri to initiate condemnation proceedings to terminate that amended and restated easement, restriction and operating agreement, as amended, and further supplemented by the Chesterfield Mall supplemental agreement; and authorizing certain city officials and officers to execute all instruments necessary to carry out the intent of this ordinance **(Second Reading)**
- D. Bill No. 3492** – An Ordinance of the City of Chesterfield, Missouri authorizing and approving a redevelopment agreement by and between the City and TSG Downtown Chesterfield Redevelopment, LLC in connection with the redevelopment of that portion of the redevelopment area designate as RPA-1 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; Authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading)**

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

NOTE: *City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.*

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.